

Yass Valley Council

Att. Development Assessment Team

Good morning/afternoon,

We would like to propose a variation to the DCP 2024 regarding rural lot minimum setbacks in relation to our shed development application. As required and in accordance with part A.7, I've written justification below:

We are seeking an approximate 20m variation from the 50m minimum side boundary setback to allow us to build a shed approximately 30m from the south western boundary. The reason this variation is being sought is to position the shed in a location optimising the following considerations:

- Minimise excavation
- Minimising the distance to connect power
- To maximise the distance of the onsite sewage management system from the dam
- Maximising the outlook of the property from the roadway to the river
- The position of a future house

Whilst strict compliance is achievable, it will not take into consideration the previously mentioned points and prevent an ideal location on the property from being selected.

In its proposed location, it currently meets the other boundary minimum setbacks. The south western boundary we are seeking variation to also has an established tree line in place which maintains the rural separation feel between neighbouring properties. Also note the orientation of the shed away from that boundary enhances this as well.

As the property already has an existing shed, we have directly sought to minimise visual impact by maintaining the same colour scheme as this shed. We have also maintained the same wall height as the existing shed and kept the build location on approximately the same contour. The maximum height of the shed will be approximately 4.5m, which won't impede on our neighbouring property views, as vertical separation from the proposed shed location to their house at ground level is approximately 5m plus also taking into consideration the existing tree line on the boundary.

With the above information presented as justification to the minimum setback requirements, we believe there will be no adverse impacts as a result of the variation.

Regards

Lachlan and Tanya Chay